

December 12, 2013

**MEMORANDUM**

**TO:** Zachariah E. Beasley, P.L.S., M.S. - Tippecanoe County Surveyor

**FROM:** David W. Eichelberger, P.E. - CBBEL, Indianapolis  
Stephen D. Benagh, CFM, CISEC - CBBEL, Indianapolis

**PROJECT:** **Faith Ministries East Campus Master Plan**  
**CBBEL Project No. 02-038 (MH)**

**DEVELOPER/OWNER:** **Faith Ministries**

**LOCATION:** **40° 25' 22" Latitude**  
**-86° 47' 29" Longitude**

**RECOMMENDATION:** **Conditional Approval**

The existing Faith Ministries campus is approximately 45 acres and is located on the northeast corner of State Road 26 and County Road 550 East. The existing campus has been undergoing expansions since the late 1990's and includes a main building and parking lot, several detached buildings, ball fields, and a wet detention basin. Existing runoff is collected and conveyed to the existing wet detention basin and then outlets to the east into a natural ravine that is tributary to the Berlowitz Drain, which is tributary to the South Fork of Wildcat Creek.

Faith Ministries has acquired an additional 90 acres to the northeast of the main campus for future expansion needs. Future expansion will include new baseball and football fields, parking facilities, concession facilities, and walking trails. A Master Drainage Report has been prepared to analyze the existing and future conditions on the overall Faith Ministries Campus and to provide guidance for future development on the site. No construction plans for the newly acquired land improvements are being presented at this time, only the Master Drainage Report. Future development on the site will require separate and complete submittals. The Master Drainage Report will have to be updated as development occurs to include all proposed infrastructure.

Five new detention basins are planned for the new expansion area. Two primary outlets are planned. Outlet one will be to the southeast to a natural ravine which flows east under Pine View Lane and to the Berlowitz Regulated Drain. Outlet two will be to the northwest to an existing ravine which serves as the primary outlet from the Hickory Hills Subdivision along the west boundary of the site. Approximately 6.6 areas along the western boundary are predominately wooded and will remain undeveloped. An additional 12.6 acres along the southern boundary will also remain undeveloped. Internal infrastructure will be constructed at the time of development to convey runoff to the detention basins and to the final outlet locations.

Based on information available to CBBEL, it does not appear that any Tippecanoe County Regulated Drain exists at or near the project site. There are no regulated drain encroachments or crossings proposed with this development. Runoff from the site eventually discharges to the Berlowitz Ditch and South Fork Wildcat Creek. The project site is located within the Tippecanoe County MS4 Area.

This project was previously reviewed in a memorandum dated December 3, 2013. After a review of the most recently provided information, CBBEL recommends approval of the stormwater management plan with the following conditions:

### **Variances/Encroachments**

1. There are no variances or regulated drain encroachments proposed with this development.

### **Stormwater Quantity**

1. When final plans are submitted for the construction of the ponds and outlets, the applicant will need to notify the downstream (southeast and west) adjoining property owners in accordance with Chapter 3, Section 2. C. of the Ordinance. Notification should include all downstream properties to the receiving system for discharge from the site.
2. When final plans are submitted for construction of this project, written approval will need to be provided from the electric and pipeline utilities for all proposed work within the utility easements.

### **Stormwater Quality**

1. At the time of development, two post-construction water quality measures will be required for those portions of the site which drain to the proposed western outlet. Revisions to the water quality calculations for two measures will be required in a revised Master Drainage Report.

### **General Conditions**

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant must pay any final drainage review fees per Ordinance 2011-27-CM.
3. The applicant must submit a hard copy of the final certified drainage report, as well as a digital copy.

No error or omission in the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

cc: Schneider Corporation

DWE/sb

M02-038MH2